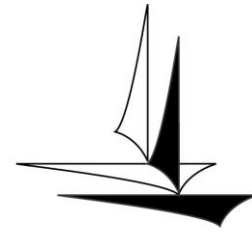


**Community Planning & Economic Development  
Planning Division**  
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Minneapolis, MN 55415



**City of Minneapolis**  
*Department of Community Planning  
& Economic Development - CPED*

## **MEMORANDUM**

TO: City Planning Commission, Committee of the Whole  
FROM: Alex Young, Intern, 612-673 -2118, with John Smoley, Ph.D., 612-673-2830  
DATE: January 15, 2015  
RE: The Camden Park State Bank Building (705 42<sup>nd</sup> Avenue North) Designation Study  
– CPC Review and Comment  
CC: Craig Taylor, Executive Director  
Doug Kress, Development Services Director  
Jason Wittenberg, Manager, Land Use, Design, and Preservation  
Steve Poor, Zoning Administrator

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### **Designation Study Review and Comment**

Chapter 599, Heritage Preservation, of the Minneapolis Code of Ordinances outlines the review process for designation studies. The City is required to submit the designation study to the State Historic Preservation Office (SHPO) and the City Planning Commission (CPC) for review and comment. A copy of the draft designation study has been submitted to the Minnesota SHPO. Enclosed is a copy of the draft designation study for your review and comment.

Section 599.260 of the Heritage Preservation Regulations requires the planning director to submit all proposed designations to the City Planning Commission for review and comment on the proposal within thirty (60) days. In its review, the City Planning Commission shall consider but not be limited to the following factors:

- (1) The relationship of the proposed designation to the city's comprehensive plan.
- (2) The effect of the proposed designation on the surrounding area.
- (3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

Staff anticipates this item will be on the January 15, 2015, Committee of the Whole agenda for discussion and comment.

The following memorandum analyzes the proposed designation using the three factors outlined in the section 599.260 of the ordinance.

*The relationship of the proposed designation to the city's comprehensive plan:* The designation of the Camden Park State Bank Building meets relevant policies of the

Minneapolis Plan for Sustainable Growth. The proposed designation is consistent with the following comprehensive plan policies:

- Policy 8.1 states “Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.” By designating the subject property as a landmark, the City will require the preservation of a building significant to the City for its association with a prominent builder, architect, and architectural style.
- Policy 8.10 states, “Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality.” Designating this property and encouraging its maintenance and rehabilitation may stimulate economic activity in the Camden area.
- Policy 8.10.5 states, “Prioritize the reuse of the city’s historic buildings as a strategy for sustainable development.” Oftentimes, the greenest building is the one already built. By designating the subject property and protecting it from any demolition in the future, embodied energy is conserved that would be otherwise spent in any potential demolition and construction of a new structure on this site.
- Policy 8.11 states, “Raise awareness of the history of Minneapolis and promote the quality of the built environment.” Designation of this property will help to tell the story of Camden and the early Minneapolis streetcar system to future residents of the city as this period of time shifts from memory to history. This could raise awareness in the public as the City of Minneapolis studies and considers any potential implementation of new streetcar lines to service the sustainable growth of the city in a post-modern context.

*The effect of the proposed designation on the surrounding area:* The proposed designation of the subject property will set an example of the value of rehabilitating and maintaining existing commercial building stock during a time when sleek, new commercial and residential projects are being quickly built to meet growing demands. It will also serve as a reminder of the neighborhood’s history to the residents of Camden and North Minneapolis.

*The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council:* City council has adopted no small area plans for this portion of the Camden neighborhood west of Interstate 94.